LAKE HARRIET BANDSHELL AND CONCESSIONS BUILDING ANALYSIS
RESTORATION TEAM

- Ann Voda, Project Lead, Bentz Thompson Rietow
  - Cynthia Long, Inspec, Inc. (roof)
  - Jordan Hurst, Mattson Macdonald & Young (structural)
  - James Art/Todd Peterson, Ericksen Ellison & Assoc. (Electrical and Mechanical)

- Preliminary assessment – July 2021
- Complete roof inspection Nov/Dec of 2021
- Final assessment report May 2022
Lake Harriet Park established in 1883
Beginning in 1888, five different bandshells/pavilions built at Lake Harriet
First pavilion (1888-1891) privately owned/operated by streetcar company
All other buildings owned by Park Board
Current bandshell was constructed in 1986
Bathrooms were built in 1893 (pictured: women’s restroom still in use today)
THE FIRST PAVILION

- Constructed in 1888 by Minneapolis Trolley Car Service
- Built on private land adjacent to park property west of the lake
- Company offered concerts to increase ridership
- Destroyed by fire in 1891
- No known pictures exist
THE SECOND PAVILION

- Constructed in 1892 in partnership with Minneapolis Trolley Car Service
- Two-story, pagoda-style pavilion designed by Minneapolis architect and Park Commissioner Harry Jones
- Pavilion served park visitors for 10 years
- Destroyed by fire in 1903

Images Courtesy of MPRB Archives – Image taken in 1899
THE THIRD PAVILION

- Constructed in 1904
- Open-air concert venue that extended out over the water
- Also designed by Park Commissioner Harry Jones
- Destroyed by storm in 1925

Image Courtesy of MPRB Archives – Image from 1904-1924
THE THIRD PAVILION
The third pavilion was destroyed by a severe storm in 1925 that killed two people.

Images courtesy of MPRB archives (1904-1924)
THE FOURTH PAVILION

- Constructed in 1926 as a temporary facility
- Built to the east of the old pavilion (at the reported cost of $4,000)
- Pavilion lasted 60 years until it was replaced with the current bandshell in 1986

Image Courtesy of MPRB Archives – Image from 1904-1924
CURRENT BANDSHELL WAS CONSTRUCTED IN 1986

- Designed by Milo Thompson, Bentz Thompson Rietow
- Constructed in 1986 at a cost of $5.5m ($14m in today’s dollars)
- Design inspiration from historic restroom building
- Has become an iconic for the park system
- Concessions building constructed in 1989
OUR ICONIC BANDSHELL

Over the years MPRB has hosted many performers, artists, bands, movies and hosted many special events including former President Obama during his visit to Minneapolis.
PREVIOUS REPAIRS

- Bandshell was originally blue
- In 2004 the Bandshell buildings were repaired and painted brown.

Images on the right Courtesy of MPRB Archives
CONDITION OF BANDSHELL & REFECTORY/CONCESSIONS BUILDINGS

The bandshell and concessions buildings need to be restored after 36 and 33 years, respectively

- Building Analysis:
  - Roofing and Cladding
    - Condition
    - Material options
  - Structural review
  - Mechanical and Electrical systems
  - ADA review
  - Other Deficiencies
ROOFING AND CLADDING
• surpassed intended service life
• removal and replacement is required
• no damage to building structure
• concessions roof should be prioritized

STRUCTURAL REVIEW
• both buildings are in good condition
• no major damage caused by failing roof shingles
• minor reinforcement at critical areas

ELECTRICAL/MECHANICAL
• systems in good condition
• lighting & other electrical upgrades recommended

ADA REVIEW
• restrooms do not meet current standards
• reroofing will not require restroom improvements

OTHER
• add bird safe coating to bandshell glazing
• replace doors and door frames
RENovation Recommendations

- Remove and replace wood shingles with same with new roof construction detailing
- Wood shingles estimated 30- to 40-year lifespan (maintenance every 3-5 years)
- Maintain existing shingle style detailing
- Upgrade existing restrooms
- Construct new seasonal restroom building
Phase the renovation work over several construction seasons
Construct during the off-peak season for the park - fall, winter and early spring
Estimates are in 2022 numbers and include all project soft costs (design fees, permitting, and contingency)

<table>
<thead>
<tr>
<th>Estimate Bandshell &amp; Refectory/Concessions - Wood Shingle Replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Wood Shingle Roof - Bandshell</td>
</tr>
<tr>
<td>New Wood Shingle Cladding - Bandshell</td>
</tr>
<tr>
<td>New Wood Shingle Roof and Cladding – Refectory/Concessions</td>
</tr>
<tr>
<td>Restroom Refurbishment</td>
</tr>
<tr>
<td>New All-Seasonal Restroom Building</td>
</tr>
<tr>
<td>total estimate</td>
</tr>
</tbody>
</table>
Project Phasing

- Work on the Bandshell and Refectory/Concessions roof replacements first
- Begin construction after vendor sales end, and most performances have ended for the season
- Phasing renovation work provides greater opportunity for fundraising

<table>
<thead>
<tr>
<th>Phase One Bandshell/Refectory</th>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Wood Shingle Roof - Bandshell</td>
<td>$2,550,000</td>
</tr>
<tr>
<td>New Wood Shingle Roof - Refectory</td>
<td>$2,340,000</td>
</tr>
<tr>
<td><strong>Total Estimate</strong></td>
<td><strong>$4,890,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Phase Two Bandshell/Refectory</th>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Wood Shingle Cladding - Bandshell</td>
<td>$600,000</td>
</tr>
<tr>
<td>New Wood Shingle Cladding - Refectory</td>
<td>$585,000</td>
</tr>
<tr>
<td>Restroom Refurbishment</td>
<td>$275,000</td>
</tr>
<tr>
<td><strong>Total Estimate</strong></td>
<td><strong>$1,460,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Phase Three Bandshell/Refectory</th>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>New All-Season Restroom Building</td>
<td>$1,000,000</td>
</tr>
<tr>
<td><strong>Total Estimate</strong></td>
<td><strong>$1,000,000</strong></td>
</tr>
</tbody>
</table>
Funding Options –

Regional Park Operations & Maintenance (O&M) funds
- Not Yet Allocated
- Reallocate previously allocated O&M Funding – will reduce or delay other projects

Regional Park Grant Capital funds
- Reduce and Delay Regional Park projects across several CIP funding years

Enterprise Fund Capital funds

Capital Fund Raising Campaign
PROPOSED TIMELINE – assuming multi-phased renovation project over several years

- **Summer 2022**: Provide community updates. Post Project signage and mockups. Complete final design and cost estimate.
- **Fall 2022**: Publicly bid the first phase of Bandshell/Concessions building renovation.
- **Fall 2022 – Spring 2023**: Award contract for Phase 1. Construct 1st phase of building renovations focusing on roof renovations.
- **Summer 2023**: Complete bidding documents for 2nd phase of renovations. Could include upgrades to lighting, electrical, bathrooms, doors and bird-safe glass coating.
- **Fall 2023 – Spring 2024**: Construct 2nd phase of building renovations.
OTHER SUPPORTING DOCUMENTS
ADDITIONAL RESTROOM LOCATIONS

- Restrooms
- ADA
- Improvements options
- Other
RENOVATION RECOMMENDATIONS

- Restroom locations
- ADA
- Improvements options
- Other
RENOVATION RECOMMENDATIONS

- Refectory
- ADA
- Improvements options
- Other